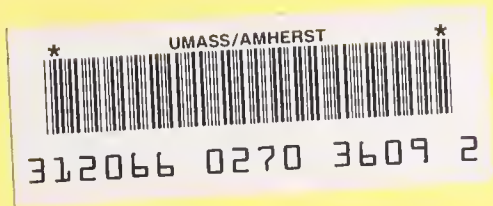


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**Continuing  
Care  
Retirement  
Community  
Directory**

GOVERNMENT DOCUMENTS  
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COMMONWEALTH OF MASSACHUSETTS  
EXECUTIVE OFFICE OF ELDER AFFAIRS

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DIRECTORY OF CONTINUING CARE  
RETIREMENT COMMUNITIES IN  
MASSACHUSETTS

EXECUTIVE OFFICE OF ELDER AFFAIRS  
DIVISION OF PLANNING AND POLICY  
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[24-01]

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## Introduction

An increase in the numbers of people reaching retirement age has fueled demand for alternative housing options to meet the needs of people as they age. One popular alternative elsewhere in the country is now emerging here in Massachusetts - Continuing Care Retirement Communities (CCRC's).

CCRC's combine housing, specifically designed to accomodate the needs of people as they age, and long term care. This definition covers a varitey of models, but all CCRC's provide contracts between the resident and the community that covers secure living arrangements and services, including health care, for longer than one year.

The simplest models provide independent living units with limited health care included in the monthly fees. Fees generally range from \$600 - \$1600. On the other end, residents in so called "life care" communities pay substantial entrance and monthly fees which cover all nursing home and other long term care services.

This directory has been prepared to explain the various housing models and contracts and to assist the consumers in choosing the type of CCRC that best meets their needs.



## Current Status

The growing number of existing and proposed communities has increased consumer interest in this housing and health care alternative as a long term housing and health care option. Currently there are five operating communities in Massachusetts:

1. Carlton-Willard Village: Bedford
2. North Hill: Needham
3. The Willows: Westborough
4. Loomis House: Holyoke
5. Sweetwood: Williamstown

A number of communities are currently under construction including:

1. Southgate: Shrewsbury
2. Kimballl Farms: Lenox
3. Foxhill: Westwood
4. Mayflower Place: Yarmouth
5. Brandon Woods: Dartmouth

Communities that are currently marketing and/or in various stages of development include:

1. Brookhaven: Lexington



2. New Pond Village: Walpole
3. Westfield Life Care: Westfield
4. Brandon Woods: Hingham
5. Mansfield Life Care: Mansfield
6. Laurel Ridge: Beverly
7. Rehoboth Leisure Village: Rehoboth
8. Millbrook: Braintree
9. Edgewood: North Andover

In addition, other projects are conducting preliminary feasibility studies and addressing local zoning and conservation issues.

#### Consumer Considerations:

CCRC's can offer security to its residents; security of knowing that your housing and service needs can be met for years to come. However, because of the financial investment consumers should know what they are buying. Before making a commitment, the consumer should closely examine the community and the contractual agreement. Check all the provisions for health care, general services, and financing. CCRC's can provide an older person with options to meet both present and future housing and health care needs. But, consumers should know what their obligations are and what they receive from the community in return before signing a contract. Your attorney or financial adviser should examine the contract prior to signing any agreement.

The following sections cover some key questions that should be examined and answered.



## Health Care Services:

The variety and intensity of care varies by CCRC model. Some offer pre-paid insurance. Residents pay the same monthly fee whether they are in the independent living unit or the nursing facility. Others offer a partial pre-payment arrangement in which nursing facility care is guaranteed for a specific number of days or at a reduced per diem rate. Still others guarantee only the availability of care and residents pay for care on a fee for service basis.

Check which health and long term care services are part of your monthly fee. Where is the nursing facility located? What type of license does it hold? Is the facility on the campus, nearby or across town? Does the facility provide the different levels of care (skilled or intermediate) you may need in the future? What are the staffing patterns in the nursing facility?

The potential consumer should ask who decides when residents need a higher level of care. Who has the final judgement about nursing home admission and length of stay: the resident, the resident's personal physician, the medical director, or the administrator of the community? Are admissions immediate, or must residents "wait in line" for placement?





What types of health services are available in the independent living units? Are these services included in the monthly fees, or are they on a fee-for-service basis? Are there ambulatory health care services available on the campus and who pays for them?

Finally, many communities now require the purchase of a long term care insurance policy to cover the service costs. Be sure that you know what is covered and how much the coverage costs. Are the premiums included in the monthly fees or are they extra?

#### General Services:

In addition to the health services, CCRC's offer a package of services, activities, and amenities that are designed to maximize the resident's independence. Like health services, the packages vary. Find out what services are included in the monthly fees and which are available at an additional cost. The contract should clearly state the arrangements, what is and is not included in monthly fees, and what is available at extra cost.

Apartment cleaning and maintenance is included in most contracts. How often is it provided and what does it consist of? Is both light and heavy housekeeping included? Is apartment building and ground maintenance included? The appearance of the grounds and buildings should indicate how well management maintains the property. Talk to other residents and find out if they are satisfied with the arrangements.



Does a resident need to take the whole package of services? Can extra services be arranged if needed? Does contract guarantee that these services will continue and who controls the cost of services that are paid for separately? Is there an emergency response system in the apartment? Is it conveniently located? Where does it signal, who responds and how long does it take? Is the security system adequate? Is it community wide?

Transportation is also included in most service arrangements. Is this service provided on a regularly scheduled basis, or can special arrangements be made to accomodate your individual needs? Is the vehicle handicap accessible? Are the fees for this service included in regular fees, or is there a charge associated with use?

Most contracts include utilities in the monthly charge. Check to see exactly what is covered. Can the charges be raised? Is the phone included? Taxes, too, are generally included, but ask to make sure.

Food service is an important consideration. Many contracts include meals in the service package. Various options can be found. One, two or three meals may be included. They may be provided in a common dining room or possibly delivered to your living unit. Therapeutic diets may or may not be included. Try it out. See if you like the menu and the food.

Social activities and environmental considerations can be



important aspects of the community's atmosphere. Some points to consider are: the appearance and number of social areas. Are residents using them? How many and what types of activities are available? Who plans these events? Are there separate areas for woodworking or other crafts?

Are there barber/beauty shops, convenience stores, banking, and post office facilities available on the campus? These may not be important if you have a car. Later, you may appreciate the short walk to them.

How active and informed are the residents? Is there a resident's council? How regular and effective is the communication between management and residents? Do the residents have any say in the governing of their communities? Talk with other residents. See how they interact with staff.

These issues and questions may guide your search for and comparison of CCRCs. Some may be more important than others. Remember to ask any questions which are of importance to you, and be sure you receive an answer that satisfies you. Life is full of surprises but choosing a CCRC shouldn't be one of them.

### Financial Considerations

Investing in a continuing care contract requires a substantial monetary commitment. Likewise the community, in order to deliver





contracted services over a long period of time, must be financially sound. Any CCRC that you are considering should make its financial condition known to you. A few CCRC's in other states have had significant financial problems which created hardship among their residents. The risks involved for both the consumer and the provider need to be explored.

The community should, upon request, make available a copy of its most recent audited financial statement. Ask how the community calculates its financial reserves. How does the community determine its future liability for long term care? How and when can monthly fees be increased? What happens to your initial "entrance fee"? What occupancy level needs to be maintained to guarantee financial stability? What rights do the residents have should the community go bankrupt?

The contract should specifically state all terms and agreements concerning health care, services and financing. It should clearly spell out arrangements for the return of the initial investment upon the death of a resident, or voluntary termination of the contract and the methods used to set fee levels.

Because a portion of the fees you pay are directly related to health care services, you may be able to deduct part of the monthly fees from your federal income tax return. Check with the community to determine what percentage of the fee is for health care.





Both the state and the CCRC industry in Massachusetts want to prevent problems with individual communities and to protect the rights of residents. The current law requires adequate disclosure of information to prospective residents. Elder Affairs and the Association of Mass. Homes for the Aged, which represents many CCRCs, have proposed separate bills that address the financial stability of CCRCs.

The Elder Affairs legislation designates the Division of Insurance (DOI) as the regulatory agency. The bill sets up a two-step certification process requiring full financial disclosure to the DOI. Provisional certificates will have to be obtained prior to selling any contract. The provisional certificate provides the consumer with assurance that the community has met guidelines established by the DOI in areas of financial planning, market demand and service delivery.

A final certificate of authority would be needed before the community could be occupied. The certificate of authority guarantees that a community has met all the requirements of the DOI. Annual renewal requirements including financial standing will help ensure the solvency of the communities.

Entrance fees would be set aside in an escrow account and they could be used by the facility in limited circumstances. Facilities would have to meet reserve requirements that will protect the financial stability of the CCRC. Contracts should clearly describe what



services are covered.

The bill requires a percentage of units be pre-sold before construction begins. All services have to be available before the community can become operational. It gives DOI the inspection and investigative authority needed to evaluate provider performance and stability. Finally it provides for receivership of communities in serious trouble. The receivers primary role is to restore financial stability and protect the rights of residents. The legislation was still pending before the Human Services Committee as of July 1988.

### Definitions

Continuing Care Retirement Community (CCRC) A living arrangement that contractually provides for more than one year a continuum of housing, supportive, personal and health services for a combination of entry and monthly fees.

Skilled Nursing Facility (SNF) A facility licensed by the state to provide skilled inpatient health-related services on a continuous basis (i.e. restorative or therapeutic services 24 hrs/day).

Intermediate Care Facility (ICF) A facility licensed by the state to provide routine nursing care and assistance with activities of daily living, with periodic (intermediate) skilled services.

Entrance Fee A one time payment made at the time of admission to a CCRC. Depending on the specific contract the fee or some percentage of it may or may not be refundable.

Monthly Fee The amount paid monthly by the resident for the



provision of the basic service package.

Assisted Living A living arrangement that provides residents with meals and assistance with activities of daily living.

Escrow A legal term meaning "in the care of" until specific conditions are satisfied.

Health Care Guarantee Those services - most often nursing care - that are covered by the contract and paid for by a combination of entrance and monthly fees.



# OPERATING COMMUNITIES





Name: Carlton-Willard Village  
 Address: 100 Old Billerica Road, Bedford, MA 01730  
 Phone: (617) 275-8700

Entrance Fee: \$45,000 (studio)-\$170,000 (3 bedroom townhouse)

Monthly Fee: \$882 (single occupancy studio)-\$1637 (single occupancy town house)

Health Services:
 

- Access to nursing home beds as available; 60 days per year at no additional charge. After 60 days resident pays 80%; facility pays 20%
- Periodic physical examinations
- Home health services
- Emergency response system
- Assisted living units
- Prescription medications ordered by Medical Director
- Occupational and physical therapy as ordered by Medical Director

General Services:
 

- Weekly apartment and townhouse cleaning
- Linen service weekly
- One meal per day (therapeutic diets included)
- Meal delivery
- Scheduled transportation off and on-site
- Utilities (except telephone)
- Social activities/auditorium/chapel
- Ground and building maintenance

Services Available at Additional Charge:
 

- Florist
- Beauty parlor/barber shop
- General store
- Banking
- Additional social and cultural activities
- Podiatry
- Dental services
- Psychiatric care
- Main Street shopping mall/travel agent

Exclusions from Coverage:
 

- Alzheimers and Related Dementias
- Degenerative neuro-muscular disorders

Current Status:
 

- Operating
- Waiting list

Accommodations:
 

- 94 Townhouses (one, two and three bedrooms)
- 43 Apartments (studio, one and two bedrooms)
- 80 Assisted living beds
- 80 SNF beds
- 40 ICF beds

Sponsor: Carleton-Willard Homes, Inc.



Name: North Hill  
 Address: 865 Central Avenue, Needham, MA 02192  
 Phone: (617) 444-9910

Entrance Fee: \$110,000 (one bedroom) - \$281,000 (three bedroom)

Monthly Fee: \$636 (single occupancy one bedroom) \$1502 (double occupancy three bedroom)

Health Services:
 

- Guaranteed nursing home care
- Home health services
- Emergency response system

General Services:
 

- Weekly apartment cleaning
- Linen service
- Apartment/ground maintenance
- Social activities
- Exercise facilities

Services Available at Additional Charge:
 

- Guest accommodations
- Annual physical examination
- Dental
- Prescription medications
- Occupational and physical therapy

Exclusions from Coverage:
 

- Alzheimers and Related Dementias
- Degenerative neuro-muscular disorders
- Psychiatric diagnosis

Current Status:
 

- Operating
- Waiting list

Accomodations: 341 Apartments (one, two and three bedrooms)  
 60 SNF beds

Sponsor: Living Care Services of Massachusetts, Inc.  
 Managed by Life Care Services Corporation of Des Moines, Iowa



Name: Loomis House  
 Address: 298 Jarvis Avenue, Holyoke, MA 01040  
 Phone: (413) 538-7551

Entrance Fee: \$21,600 (efficiency)-\$65,700 (suite)

Monthly Fee: \$600 (single occupancy efficiency)-\$1200 (suite) \$250 second person

Health Services:
 

- 15 days nursing home care included (Level III and II)
- Nursing home care at per diem rate after 15th day
- Assisted living facility
- Emergency response system
- Weekly nursing consultation
- Health surveillance
- Emergency Medical Information Maintenance

General Services:
 

- Apartment cleaning
- Linen service
- Apartment and ground maintenance
- One meal per day
- Social activities
- Recreational activities
- Medical & social transportation
- Utilities, except telephone
- Cable T.V.
- On-campus parking
- Security guard

Services Available at Additional Charge:
 

- Homemaker services
- Home health services: nursing and personal care
- Podiatry
- Guest accommodations
- Laundry
- Special transportation
- Meal delivery when ill
- Occupational therapy
- Physical therapy
- Additional meals

Exclusions from Coverage:
 

- Facility reserves right to determine level of placement
- May enter at any level on a fee-for-service basis

Current Status:
 

- Operating
- Waiting list

Accommodations:
 

- 53 Apartments (one and two bedrooms)
- 8 Assisted living units
- 80 SNF and ICF beds

Sponsor: Loomis Housing Corporation



Name: The Willows  
 Address: 1 Lyman Street, Westborough, MA 01581  
 Phone: (508) 366-4730

Entrance Fee: \$89,000 (studio)-\$180,000 (two bedroom deluxe)

Monthly Fee: \$915 (single occupancy)-\$1575 (double occupancy 2 bedroom)

Health Services:
 

- 10 days nursing home care
- 11-60th day resident pays 90% regular per diem
- 60th day plus at 100% per diem
- Emergency response system
- Personal care services

General Services:
 

- One meal per day
- Weekly apartment cleaning
- Linen service
- Apartment maintenance
- Utilities
- Meal delivery

Services Available at additional charge:
 

- Personal care
- Additional homemaker services
- Transportation
- Podiatry services
- Dental care
- Occupational therapy
- Physical therapy
- Additional meals

Exclusions from Coverage:
 

- Various pre-existing conditions
- Neuro-muscular disorders
- Incontinence
- Dementias

Current Status:
 

- Operating, 80% occupied
- Marketing of remaining units on-going

Accommodations:
 

- 202 Apartments (studio, one & two bedroom)
- 24 Assisted living units
- 80 SNF beds
- 60 ICF beds

Sponsor: The Willows at Westborough Limited Partnership  
 (Daniel J. Salmon and Richard E. Tuffy)







Name: Sweetwood  
 Address: 1611 Cold Spring Road, Williamstown, MA 01267  
 Phone: (413) 458-8371

Entrance Fee: \$100,950 (one bedroom) - \$140,800 (standard two bedroom); \$161,700 (deluxe two bedroom)

Monthly Fee: \$1113 (one bedroom) - \$1284 (standard two bedroom); \$1407 (deluxe two bedroom)  
 \$321 - second occupant

Health Services: Priority nursing home admission  
 Health maintenance screening  
 RN on duty every day  
 24 hour emergency response system

General Services: Weekly apartment cleaning  
 One meal per day  
 Utilities  
 Flat linen laundering  
 Activities and entertainment  
 Scheduled transportation

Services Available at Additional Charge: Additional meals  
 Barber/beauty shop  
 Convenience store  
 Unscheduled transportation  
 Health aides  
 Indoor parking

Exclusions from Coverage: Determined on individual basis

Current Status: Operating; waiting list

Accommodations: 50 one & two bedroom apartments  
 122 SNF and ICF beds

Sponsors: Sweet Brook Nursing Home, Inc.



COMMUNITIES  
UNDER  
CONSTRUCTION



Name: Fox Hill Village at Westwood  
 Address: High St., Westwood, MA 02090  
 Phone: (617) 329-4433

Entrance Fee: Purchase price of co-op unit \$145,000-\$329,000

Monthly Fee: 1,150 - 2,000

Health Services
 

- Nursing home care
- Long term care insurance plan
- Health promotion and education
- Assisted living services
- Emergency response
- Home health services

General Services:
 

- Security
- One meal per day
- Scheduled transportation
- Building and grounds maintenance
- Social and recreation activities
- Utilities except for phone
- Bi-monthly housekeeping

Services Available at Additional Charge:
 

- General sundry store
- Banking facilities
- Mail center
- Beauty Parlor/Barber Shop

Exclusions from Coverage: Determined on individual basis

Current Status:
 

- Marketing
- Construction Scheduled to begin Spring 1988

Accommodations: 350 Apartments  
 70 SNF Beds

Sponsors:
 

- Massachusetts General Hospital
- Cabot, Cabot & Forbes
- National Medical Enterprise



Name: Kimball Farms  
 Address: Main Street, Lenox, MA 01240  
 Phone: (413) 637-9880

Entrance Fee: \$87,400 (alcove)-\$187,400 (two bedroom)  
 \$7,500 for second person

Monthly Fee: \$1100 (single occupancy alcove)-\$2455 (single  
 occupancy two bedroom)  
 \$450 month for second person

Health Services: -Guaranteed nursing home care  
 -Guaranteed home health services  
 -Emergency response  
 -Health and Wellness promotion

General Services: -Weekly apartment cleaning  
 -One meal per day  
 -Activities, recreational and social  
 -Utilities, except telephone  
 -Weekly linen service  
 -Scheduled transportation  
 -Tray service when ill  
 24 hour security and maintenanc of buildings and  
 grounds  
 -Exercise services

Services Available at Additional Charge: -Banking  
 -Post Office  
 -Country store - coffee shop  
 -Additional homemaker servicews  
 -Additional and guest meals  
 -Guest room and accomodations  
 -Beauty and barber shop  
 -Prescription medication  
 -Occupational and physical therapy

Exclusions from Coverage: -Decisions made on an individual basis

Current Status: -Reservation stage  
 -Construction in progress  
 -Occupancy proposed for Fall 1989

Accommodations: 150 Apartments (studio, one & two bedroom)  
 30 SNF and ICF beds

Sponsor: Berkshire Health Systems and Berkshire Retirement  
 Community, Inc.





Name: Southgate at Shrewsbury  
 Address: 30 Julio Drive, Shrewsbury, MA 01545  
 Phone: (508) 842-8331

Entrance Fee: \$\$118,000 (one bedroom) - \$161,000 (two bedroom)  
 \$9000 second person

Monthly Fee: \$920 one bedroom - \$1045 two bedroom  
 \$460 second person

Health Services: -Emergency response system  
 -Home health assistance  
 -Assisted living  
 -Wellness program

General Services: -One meal per day  
 -Weekly housekeeping and bed linen  
 -Scheduled local transportation  
 -Utilities (except telephone and cable TV)  
 -Social and recreational programs

Services Available at additional charge: -Additional housekeeping  
 -Laundry service for personal items  
 -Catering for special occasions  
 -Tray service when medically advisable  
 -Additional and guest meals  
 -Cable Television and telephone

Exclusions from Coverage: -Determined on individual basis

Current Status: -Under construction; occupancy expected Summer 1989  
 -Information center with 2 model apartments open by appointment

Accommodations: Independent living 100 one bedroom units, 110 two bedroom units; 23 assisted living units

Sponsor: Southgate at Shrewsbury, Inc.



Name: Brandon Woods  
 Address: 567 Dartmouth Street  
 Dartmouth, MA 02748  
 Phone: (508) 997-7787

Entrance Fee: No entrance fee/rental arrangement or purchase.  
 average price \$175,000

Monthly Fee: \$1500 (one bedroom) \$2000 (two bedroom)  
 (Yearly lease)  
 \$300 for additional person

Health Services: -Long Term Care Insurance  
 -Home health  
 -Emergency response  
 -Adult day health

General Services: -Two meals per day  
 -Apartment cleaning  
 -Grounds maintenance  
 -Utilities  
 -Transportation

Services Available at Additional Charge: -Shops  
 -Beauty/barber shop  
 -Additional meal  
 -Pub  
 -Spa

Exclusions from Coverage: -Undetermined

Current Status: -Construction

Accommodations: 138 Independent living units  
 108 SNF & ICF beds  
 45 adult day health care participants

Sponsor: Elder Care Services, Inc.



Name: Mayflower Place  
Address: Buck Island Road, W. Yarmouth, MA  
Phone: (508) 790-0727

Entrance Fee: \$46,100 (one bedroom)-\$51,800 (one bedroom plus)  
\$3,000 for a second occupant

Monthly Fee: \$800 one bedroom - \$900 two bedroom  
plus \$300 for a second occupant

Health Services: -"priority" placement in nursing home  
-15 days annually  
-Health monitoring by nursing staff  
-Emergency response system

General Services: -Utilities (except telephone)  
-One meal per day  
-Tray service (with nursing approval)  
-Bi-weekly apartment cleaning  
-Scheduled Transportation  
-Building and grounds maintenance  
-Security  
-Social activities

Services -Convenience store  
Availabe at -Beauty/barber shop  
Additional -Extra meals  
Charge: -Physical therapy

Current Status: -Marketing  
Accommodations: 102 one bedroom apartments  
20 SNF beds, 40 ICF beds

Sponsor: Mayflower Place, Inc.  
Amedco.



COMMUNITIES

MARKETING





Name: Brookhaven at Lexington  
 Address: 7 Depot Square, Lexington, MA 02173  
 Phone: (617) 863-9660; 1-800-334-1114

Entrance Fee: \$149,000 (alcove)-\$329,000 (three bedroom)  
 \$10,000 additional person

Monthly Fee: \$990 (single occupancy alcove)-\$2290 (single occupancy  
 three bedroom)  
 \$450 month for second person

Health Services: -Nursing home care as needed  
 -Emergency response system  
 -Home health visits  
 -Physical therapy  
 -Wellness programming

General Services: -Housekeeping  
 -One meal per day  
 -Linen service  
 -Utilities  
 -Scheduled transportation  
 -Activities - recreational and social  
 -24 hour security and maintenance

Services Available at Additional Charge: -Banking  
 -Post Office  
 -Travel agent - group trips  
 -Additional and guest meals  
 -Gift shop, convenience store, coffee shop

Exclusions from Coverage: -Decision made on individual basis

Current Status: -Construction ongoing  
 -Occupancy expected summer 1989

Accommodations: 205 Independent living units  
 41 SNF beds

Sponsor: Choate-Symmes Life Care, Inc.



Name: New Pond Village  
 Address: 1600 Boston Providence Highway, Walpole, MA 02081  
 Phone: (617) 660-1555

Entrance Fee: \$133,000 (one bedroom)-\$218,000 (three bedroom)

Monthly Fee: \$1175 (single occupancy one bedroom)-\$1650 (single occupancy three bedroom)  
 \$350 per month for second occupant

Health Services: -Nursing home care -- unlimited  
 -Assisted living -- unlimited  
 -Home health visits 30 days annually

General Services: -Apartment cleaning - biweekly  
 -Scheduled transportation  
 -Activities  
 -One meal per day  
 -Utilities (except telephone)

Services Available at Additional Charge: -Additional meals  
 -Meal delivery

Exclusions from Coverage: -Various pre-existing conditions i.e. rheumatoid arthritis, post stroke, incontinence, dementias, degenerative neuro-muscular disorders

Current Status: -Marketing  
 -Determination of Need Extended  
 -Addressing local concerns

Accommodations: 148 apartments (one and two bedrooms)  
 50 Assisted living units  
 90 SNF beds

Sponsor: Neponset Valley Health Systems  
 Hillhaven Corporation



Name: Brandon Woods  
 Address: 110 Charles St.  
 Hingham, MA 02043  
 Phone: (617) 749-8812

Entrance Fee: None - 1 year renewable lease

Monthly Fee: \$1500 (one bedroom) \$2050 (two bedroom)  
 2nd person \$375  
 -Plus purchase of group LTC Insurance policy

Health Services: -Nursing home care  
 -Adult day health  
 -Emergency response system  
 -Health screening

General Services: -Two meals per day  
 -Apartment cleaning and maintenance  
 -Utilities  
 -Linen service  
 -Scheduled transportation  
 -Health spa

Services Available at Additional Charge: -Banking  
 -Post Office  
 -Store

Exclusions from Coverage: -Undetermined

Current Status: -Marketing

Accommodations: 300 Independent living units  
 100 SNF and ICF beds

Sponsor: Elder Care Services, Inc.



Name: Edgewood Life Care  
 Address: 547 Osgood St.  
 N. Andover, MA 01845  
 Phone: (508) 686-0551

Entrance Fee: \$165,000 (one bedroom) - \$275,000 (two bedroom),  
 second person, \$523.

Health Services: -Nursing home care as needed (plus cost of two meals)  
 -Emergency response system

General Services: -One meal per day  
 -Utilities (except the phone)  
 -Apartment and building maintenance  
 -Housekeeping  
 -Linen service  
 -Planned activities  
 -Scheduled transportation  
 -Emergency response

Services Available at Additional Charge: -Guest accommodations  
 -Additional meals  
 -Tray service  
 -Additional housekeeping  
 -Home health service  
 -Beauty/barber shop

Exclusions from Coverage: -Determined on an individual basis.

Current Status: -Marketing  
 -Determination of Need

Accommodations: 250 one & two bedroom apartments  
 45 SNF beds

Sponsor: Life Care Services





Name: Laurel Ridge  
 Address: P.O. Box 5556, 717 Hale St.  
 Beverly, MA 01915  
 Phone: (617) 921-1066

Entrance Fee: Undetermined

Monthly Fee: Undetermined  
 Undetermined - will include Long Term Care Insurance premium

Health Services:
 

- Emergency response system
- Assisted living units
- Home health visits
- "Priority" for nursing home care at facility off-campus
- Wellness promotion

General Services:
 

- Apartment cleaning-weekly
- Apartment/ground maintenance
- Linen service in Assisted living units
- One meal per day - 3 meals Assisted Living units
- Scheduled transportation
- Activities (social, recreational, education)
- Utilities

Services Available At Additional Charge:
 

- Guest accomodations
- Additional transportation
- Additional cleaning

Exclusions From Coverage: -Undetermined

Current Status:
 

- Marketing
- Priority Reservation Program

Accommodations:
 

- 231 Independent units
- 22 Assisted Living units
- Nursing facility off campus.

Sponsor: Affiliates of Beverly Hospital  
 Hillhaven Corporation



PROPOSED  
COMMUNITIES



Name: Westfield Life Care  
 Address: 233 Union Street, Westfield 01085  
 Phone: (401) 245-2758 (developer)

Entrance Fee: \$85,000 (studio) \$200,000 (two bedroom)  
 \$15,000 additional for second occupant

Monthly Fee: \$800 (studio)-\$1200 (two bedroom)  
 \$475 per month second occupant

Health Services: -Full nursing home care ("usually" at same cost as residential)  
 -Home health visits  
 -Occupational, physical and speech therapy

General Services: -One meal per day  
 -Apartment cleaning  
 -Activities  
 -Utilities  
 -Building maintenance  
 -Scheduled transportation

Services Available at Additional Charge: -Additional meals  
 -Tray service  
 -Guest accommodations  
 -Beauty/barber shop

Exclusions from Coverage: -Undetermined

Current Status: -Determination of Need filed  
 -Pending local approvals

Accommodations: 300 Independent living units  
 (studio, one bedroom, two bedroom)  
 40 SNF beds  
 20 ICF beds

Sponsor: Westfield Life Care Associates



Name: "Cobbler's Corner" - Mansfield Life Care  
 Address: Willow Street, Mansfield 02048  
 Phone: (617) 655-7727

Entrance Fee: \$95,000 (studio)-\$250,000 (Two bedroom w/den)  
 \$15,000 additional for second person

Monthly Fee: \$850 (single occupancy)-\$1400  
 \$475 month for second person

Health Services: -Nursing care on site covered by Long Term Care Insurance  
 -Partial insurance coverage for home care (specific deductions not determined yet)  
 -Emergency call, clinic, health and fitness program  
 -Occupational, speech and physical therapy

General Services: -One meal per day  
 -Apartment cleaning  
 -Apartment maintenance  
 -Utilities  
 -Scheduled transportation  
 -Linen or laundry service  
 -Building and ground maintenance

Services Available at Additional Charge: -Assisted living  
 -Additional meals  
 -Guest accommodations  
 -Banking (residents only)  
 -Convenience shop (residents and guests)  
 -Beauty/barber shop (residents only)

Exclusions from Coverage: -Undetermined

Current Status: -Determination of Need filed  
 -Zoning approved  
 -Local approval pending

Accommodations: 300 independent living units  
 (alcove/one bedroom, one and two bedroom)  
 40 SNF beds  
 20 ICF beds

Sponsor: Mansfield Life Care Associates  
 PO Box 444  
 44 Wood Avenue  
 Mansfield, Mass. 02048





Name: Rehoboth Leisure Village  
 Address: Perryville Road, Rehoboth 02769  
 Phone: (401) 274-2000 (developer)

Entrance Fee: \$85,000 (alcove)-\$230,000 (two bedroom)  
 plus \$15,000 second person  
 plus unspecified "loan" amount

Monthly Fee: \$800 (single occupancy alcove) \$1275 (single  
 occupancy,two bedroom)  
 plus \$475 second person  
 plus unspecified "owners supervision fee"

Health Services: -Nursing home care -- 90 days  
 -After 90 days at maintenance costs, plus cost of  
 two meals  
 -Home health care  
 -Emergency response system  
 -Physical, speech and occupational therapy

General Services: -One meal per day  
 -Meal delivery  
 -Utilities  
 -Maintenance  
 -Apartment cleaning (amount undetermined)  
 -Linen service  
 -Social activities  
 -Scheduled transportation

Services Available at Additional Charge: -Additional meals  
 -Guest accommodations  
 -Beauty/barber shop

Exclusions from Coverage: -Undetermined

Current Status: -Determination of Need filed  
 -Project is seeking new site due to  
 environmental reasons

Sponsor: Rehoboth Leisure Village Company



Name: Brookside Retirement Community  
 Address: Adams Street, Agawan. MA  
 Phone: (413) 525-2884

Entrance Fee: To be determined

Monthly Fee: To be determined

Health Services:
 

- Nursing home care as needed
- Home health services
- Emergency response system
- Health screening/promotion

General Services:
 

- Utilities (except telephone)
- One Meal per day
- Periodic housekeeping
- Scheduled transportation
- Maintenance and security

Services Available at Additional Charge:
 

- Barber/beauty shop
- Convenience Store
- Additional meals
- Meal delivery
- Social Activity
- Guest Accomodations

Exclusions from Coverage: -To be determined.

Current Status: -DON pending.

Accommodations: 150 Independent living units  
 30 SNF beds

Sponsor: Springfield Home for the Elderly, Inc.



The following communities included in the first edition have withdrawn their proposals:

Drumlin Heights  
Meadow Ridge  
Millbrook

North Andover  
Swansea  
Braintree





